Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode	17 Birdwood Drive, St Leonards Vic 3223

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $360,000 & $380,000

Median sale price

Median price $318,000 Property Type Vacant land Suburb St Leonards

Period - From 13/11/2024 to 12/11/2025 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	15 Bluebill St ST LEONARDS 3223	$375,000	03/09/2025
2	73 Harrington Tce ST LEONARDS 3223	$375,000	31/01/2025
3	4 Bartail Way ST LEONARDS 3223	$390,000	19/11/2024

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 13/11/2025 11:53

JellisCraig

Property Type:
Land Size: 514 sqm approx

Agent Comments

Indicative Selling Price
$360,000 - $380,000
Median Land Price
13/11/2024 - 12/11/2025: $318,000

Comparable Properties



15 Bluebill St ST LEONARDS 3223 (REI/VG)

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Price: $375,000
Method: Private Sale
Date: 03/09/2025
Property Type: Land
Land Size: 512 sqm approx

Agent Comments



73 Harrington Tce ST LEONARDS 3223 (VG)

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Price: $375,000
Method: Sale
Date: 31/01/2025
Property Type: Land
Land Size: 444 sqm approx

Agent Comments

4 Bartail Way ST LEONARDS 3223 (VG)

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Price: $390,000
Method: Sale
Date: 19/11/2024
Property Type: Land
Land Size: 410 sqm approx

Agent Comments

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